

# **El Sobrante Municipal Advisory Council**

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2<sup>nd</sup> Wednesday of the Month  
7:30 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

## **The ESMAC is an Advisory Body to the Board of Supervisors**

**Chair:** Barbara Pendergrass, **Vice Chair :** George Cleveland, **Secretary:** Sharon Thygesen, **Treasurer:** Barbara Pendergrass, **Members at-Large:** James Hermann, Tom Owens

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC sub committee meetings who contact the chair, Barbara Pendergrass at least 24 hours before the meeting. Phone Number 510-223-6091.

"Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex.  
Electronic copies are available for download at [www.cocobos.org/gioia/elsobrantemac](http://www.cocobos.org/gioia/elsobrantemac)"

## **AGENDA for Wednesday, December 09, 2015 7:00 P.M.**

### **Pledge of Allegiance**

### **Call to Order/Welcome**

### **Treasurer's Report**

**Approval of Minutes- missing July 08, 2015 minutes, and October 14, 2015 minutes.**

**November meeting cancelled due to Holiday**

### **Introductions of Speakers/ Guests/ Topics**

**P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates,  
Questions – limit 2 minutes per speaker**

**P.2 Presentation by Officer John Pruitt, California Highway Patrol  
Questions – limit 2 minutes per speaker**

**P.3 Presentation by Contra Costa County Fire Battalion Chief, Jim Huntze  
Questions – limit 2 minutes per speaker**

**P.4 Presentation by Public Works on future transportation projects and the possible establishment of an "Area of Benefit Fee" followed by comments from the MAC and audience**

**P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.  
Questions – limit 2 minutes per speaker**

**Public Comment - for items not on the agenda**

Limit 2 minutes per speaker

**Discussions Items** – The Council will consider and take action on the following:

**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachment for detail

**D2.1** Discuss the condition of bushiness signs on San Pablo Dam Road, Appian Way, and what can be done to remove/improve the condition of most signs. Numerous complaints on condition of signs

**Short Discussion Items**

**SDI.1** Report from El Sobrante Valley Planning and Zoning Advisory Committee  
Questions – Limit 2 minutes per speaker

**Information Items**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee, (ESVP&ZAC), packet for November 12, 2015

**10.2** Copy of email from James Lyons, District Coordinator, for Supervisor John Gioia, to Marie Carayanis, President of the El Sobrante Chamber of Commerce, and copy to the ESMAC regarding input on proposed future transportation projects

**10.3** Copy of letter sent to the El Sobrante Chamber of Commerce regarding a request by the El Sobrante Chamber for the construction of a Masonry Sound Wall Project on San Pablo Dam Road from Mifflin Avenue to the Richmond City limits east

**10.4** Notice of Availability and Public Review of the Contra Costa County Climate Action Plan and Notice of Intent to Adopt a Proposed Negative Declaration

**10.5** Contra Costa County Planning Commission Meeting Notice and Agenda for Tuesday November 10, 2015, 7:00 P.M., 30 Muir Road, Martinez, Ca 94803 and Notice of Meeting Cancellation for Tuesday December 8, 2015

**10.6** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for October 19, 2015, November 2, 2015, and December 7, 2015, at 1:30 P.M., 30 Muir Road, Martinez, Ca

**10.7** El Sobrante Chamber of Commerce Newsletter for December, 2015 may be viewed at [www.ElSobranteCaChamber.com](http://www.ElSobranteCaChamber.com)

**10.8** LAFCO's Meeting Notice and Agenda for Regular Meeting Wednesday November 18, 2015, Wednesday December 9, 2015, and Special Meeting Notice and Agenda for October 19, 2015, at 1:30 P.M., 30 Muir Road, Martinez, Ca.

**10.9** Crime Prevention Specialist, Carlye Slover, for unincorporated areas of Contra Costa County

**Sub Committee Reports**

**11.1** ESMAC Land Use – Tom Owens, George Cleveland

**11.2 ESMAC Safety – James Hermann,**

**11.3 ESMAC Education Programs/ Out Reach – Sharon Thygesen, Cleanup Day held October 3, 2015.**

**11.4 ESMAC will not sponsor a Chamber Mixer in 2015**

**Public Comment – for items not on the agenda**

Limit 2 minutes per speaker

**Announcements**

**Agenda Items/ Speakers for Up Coming ESMAC Meetings**

**Adjournment**

DT.d

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development and Conservation Department  
December 09, 2015**

**DP 15-3038-** Agency Comment Request and Development Plan Application to allow a development to construct two multi-family buildings, consisting of 10 total units of approximately 1,585 square feet each, for a total of 15,850 square feet. This project also includes the combination of three lots into one single lot. Property Owner Bill Fogliatti, 12 Soft Shadow Court, Richmond Calif., 94803. Location, lot 153 of Santa Rita Unit Number 2. This is the 4th, 5th and 6th lots from La Paloma headed towards Appian Way and on the right side of Appian Way.

**LP15-2047-** Agency Comment request and Application and Land Use Permit to establish a new Verizon Wireless cell site on the roof of an existing church building. Project includes constructing a 225 sq. ft rooftop radio frequency transparent cupola a top the existing church building to house the nine proposed cellar antennas. A 230 sq. ft. equipment lease area is also proposed in the church parking lot where equipment cabinets, generator and other associated ground equipment will be located. Owner Seventh Day Adventists NCCA, 980 Appian Way, El Sobrante, Ca 94803-1106. Applicant is GTE Mobilnet of Ca. LP dba Verizon Wireless c/o Complete Wireless Consulting. Location 2.7 acre property, 980 Appian Way fronting Appian Way at Allview Ave for +/- 148 feet.

DI. 1/2 \$  
Lem  
11/10/15  
(11)



Date Nov. 6, 2015

DISTRIBUTION

Internal

☒ Building Inspection

☐ Advance Planning

☐ Trans. Planning

☐ ALUC Staff

☐ APC Floodplain Tech

☐ Grading Inspection

☒ Housing Programs

☐ Telecom Planner

☐ HCP/NCCP Staff

☐ County Geologist

Health Services Department

☒ Environmental Health

☐ Hazardous Materials

Public Works Department

☒ Engineering Services (Full-size)

☐ Traffic

☐ Flood Control (Full-size)

☐ Special Districts

Local fire@cccfd.org

☒ Fire District Contra Costa Fire Protection

☒ Sanitary District West Contra Costa Wastewater

☒ Water District EBMUD

☒ City of Richmond

☒ School District(s) West Contra Costa Unified

☐ LAFCO

☐ Reclamation District # \_\_\_\_\_

☐ East Bay Regional Park District

☐ Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobranite

☐ Improvement/Community Association

Others/Non-local

☐ CHRIS – Sonoma State

☐ CA Fish and Wildlife, Region 3 – Bay Delta

Additional Recipients

EL SOBRANTE VALLEY PLANNING

ZONING ADVISORY COMMITTEE

Please submit your comments to:

Project Planner Sharon Gong

Phone # 925 674-7802

E-mail sharon.gong@dcd.cccounty.us

County File # DP15-3038

Prior to December 2, 2015

\*\*\*\*\*

We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # \_\_\_\_\_

☒ 60-dBA Noise Control

☐ CA EPA Hazardous Waste Site

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AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

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Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



CONTRA COSTA COUNTY  
Department of Conservation & Development **DP.1.c**  
Community Development Division

**DEVELOPMENT PLAN APPLICATION**

TO BE COMPLETED BY OWNER OR APPLICANT

<b>PROPERTY OWNER(S)</b>		<b>APPLICANT</b>	
Name <b>BILL FOGLIATTI</b>		Name	
Address <b>12 Soft Shadow Ct</b>		Address	
City, State/Zip <b>Rich. CA. 94803</b>		City, State/Zip	
Phone <b>510 223 6311</b> email <b>BILL.FOG1@Yahoo.com</b>		Phone email	
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.	
Owner's Signature <b>Bill Fogliatti</b>		Applicant's Signature	
<b>CONTACT PERSON (optional)</b>		<b>PROJECT DATA</b>	
Name		Total Parcel Size: <b>50,529 sq ft</b>	
Address		Proposed Number of Units: <b>10</b>	
City, State/Zip		Proposed Square Footage: <b>15,850</b>	
Phone email		Estimated Project Value: <b>2,300,000.00</b>	
Project description (attach supplemental statement if necessary):			

**FOR OFFICE USE ONLY**

Project description: **Applicant requests approval of a development plan to allow the construction of two new multi-family buildings, consisting of 10 total units of approximately 1585 square feet each, for a total of 15,850 square feet. This project also includes the combination of the three subject lots into one single lot.**

Property description: **Lot 153 of Santa Rita Acres - Unit No. 2**

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <b>425-110-022, -023, -024</b>
Area: <b>El Sobrante</b>	*Base Fee/Deposit	<b>\$3,500.00</b>	S-	Site Address: <b>4441 Appian Way</b>
Fire District: <b>Contra Costa Fire</b>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <b>P-1</b>
Sphere of Influence: <b>Richmond</b>	#Units <b>10</b> x \$195.00		S-014	Census Tract:
Flood Zone: <b>X</b>	Sq. Ft. x \$0.20			Atlas Page:
Panel Number:	Notification Fee	<b>15.00 / 30.00</b>	S-052	General Plan: <b>ML/M-11</b>
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	<b>75.00</b>	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>
	Environmental Health Dept.	<b>57.00</b>	5884	Supervisory District: <b>1</b>
	Other:			Received by: <b>Daniel</b>
Concurrent Files:	TOTAL	<b>\$ 3,662.00</b>		Date Filed: <b>11/3/15</b>
	Receipt #	<b>150013554</b>		File # <b>DP15-3038</b>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

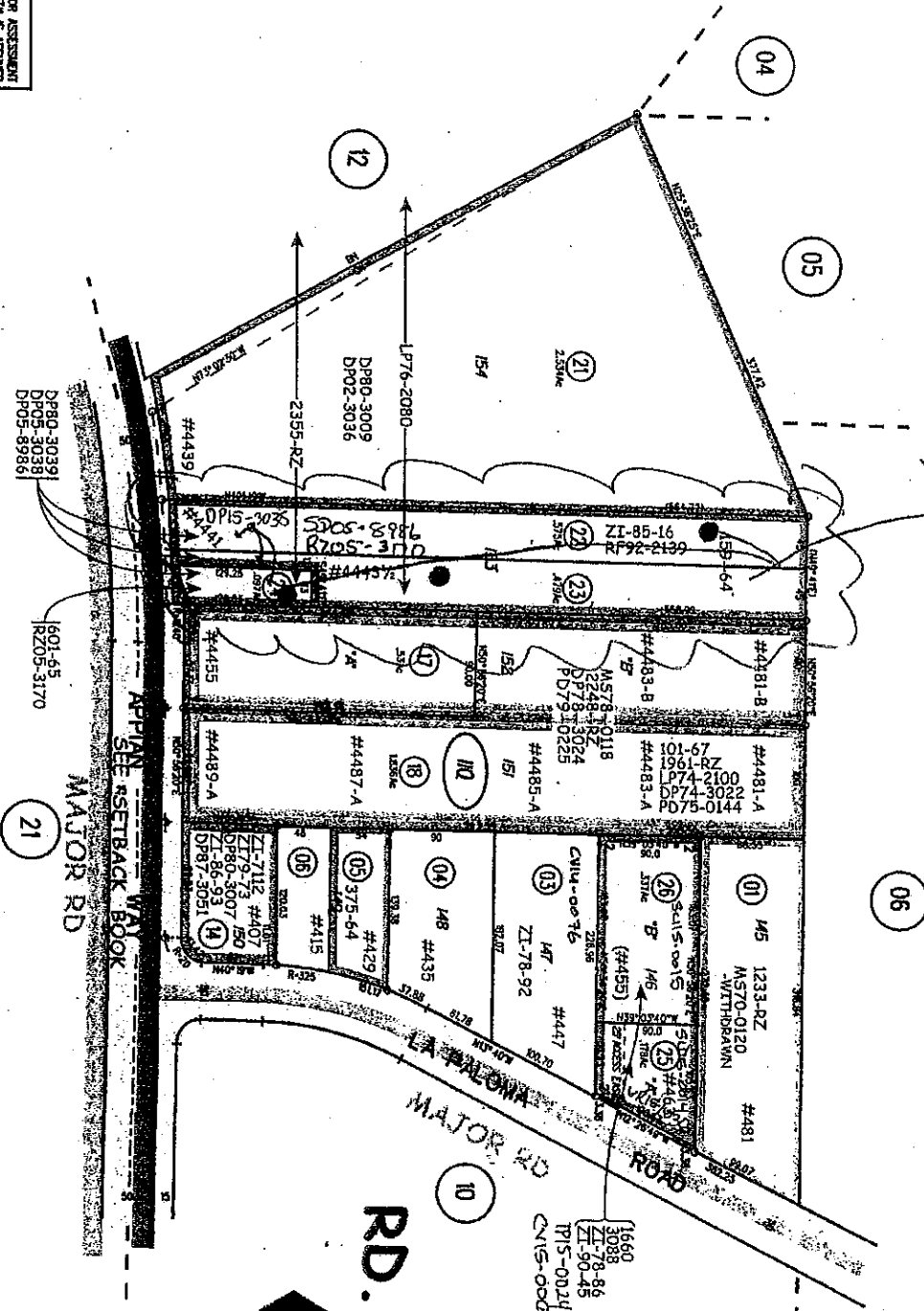
**INSTRUCTIONS ON REVERSE**

REVISED 9/2010

TO PRINT MORE COPIES, GO TO: G:\Current Planning\APCIAPC Forms\CURRENT FORMS\Development Plan App.doc

DI.1.d

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION HEREON. THE COUNTY OF CONTRA COSTA, CALIF. COUNTY WITH LOCAL LOT SPLIT OR BOUNDARY LINE DISCREPANCIES.



SANTA RITA ACRES-UNIT NO 2 MS 22-540  
 POR LOT 127 SAN PABLO RANCHO  
 1- 76PMA5 3/4/78 MS75-0089  
 2- 20IPM8 8/27/07 MS04-0013

RD. FEES



ZM: H-6

ASSessor's MAP  
 BOOK 425 PAGE 11

CONTRA COSTA COUNTY CALIF.  
 Downloaded on April 24, 2008  
 Sanborn Date: 09/22/07

CT. 3630 144

D. J. L. E.

# ABBREVIATIONS

SHEET INDEX:	
COV	COVERSHEET
C1	GRADING AND DRAINAGE PLAN
C2	GRADING AND DRAINAGE PLAN
A1.1	UNIT FLOOR PLANS
A2.1	LOWER LEVEL BLDG. FLOOR PLAN
A2.2	ENTRY LEVEL BLDG. FLOOR PLAN
A2.3	UPPER LEVEL BLDG. FLOOR PLAN
A3.1	BLDG. ROOF PLAN
A4.1	BLDG. EXTERIOR ELEVATIONS
A4.2	BLDG. EXTERIOR ELEVATIONS
A5	UTILITY ROOM PLANS/ELEVATIONS

	7-10-64	IV	2000	NA
BUILDING OCCUPANT GUIDE				
BUILDING CONSTRUCTION TYPE				
BASIC ALLOWABLE BUILDING AREA				
INCREASE FOR SEPARATION				
STORIES				
1. ALL WORK DESCRIBED SHALL COMPLY IN ALL ASPECTS WITH THE BUILDING CODE, AND STATE ORDINANCES, CODES, AND REGULATIONS.				
MULTI-UNIT BUILDING				

TYE, THOMAS W. JR.  
116 NW 10th St  
Palm Beach, FL 33480  
1011 1st St. N.  
Tomball, TX 77480  
E-mail: tomtye@earthlink.net



DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION  
30 Muir Road  
Martinez, CA 94553-4601  
Phone: 925-674-7205  
Fax: 925-674-7258

See  
11/8/15  
(9)



DI, I, f

## AGENCY COMMENT REQUEST

Date Nov 17, 2015

We request your comments regarding the attached application currently under review.

### DISTRIBUTION

#### Internal

☒ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☒ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC Floodplain Tech      ☐ County Geologist

#### Health Services Department

☒ Environmental Health      ☐ Hazardous Materials

#### Public Works Department

☐ Engineering Services (Full-size)      ☐ Traffic  
☐ Flood Control (Full-size)      ☐ Special Districts

#### Local

fire@cccfd.org  
☒ Fire District Consolidated FPD  
☒ Sanitary District West Co. Wastewater  
☒ Water District EB MWD  
☒ City of Pinole

☐ School District(s) \_\_\_\_\_

☐ LAFCO

☐ Reclamation District # \_\_\_\_\_

☐ East Bay Regional Park District

☐ Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobrante

☐ Improvement/Community Association

#### Others/Non-local

☐ CHRIS - Sonoma State

☐ CA Fish and Wildlife, Region 3 - Bay Delta

#### Additional Recipients

EL SOBRANTE VLY PLANNING & ZONING

Please submit your comments to:

Project Planner Christine Louie

Phone # 925 674 7787

E-mail Christine.Louie@dcd.cccounty.us

County File # 1815-2047

Prior to December 10, 2015

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We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)

☐ Flood Hazard Area, Panel # \_\_\_\_\_

☐ 60-dBA Noise Control

☐ CA EPA Hazardous Waste Site

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



CT.3601.01

# CITY OF PINOLE

TAX CODE AREA

A - RANCHITOS DEL SOL ANTE M B 27-56

POR SEC 27 T2N R2W MDBM

SUB 6483 (SUPERSEDED)

TR.7082 APPLAN KNOLL MANSION MB 350-26

2474-RZ

2781-RZ

492-53

55-59

DP81-3023

DP88-3002

LP15-2047

MD206-59 - WITHDRAWN

91-61 - WITHDRAWN

63-65 - WITHDRAWN

LP74-2134 - APPROVED

1288

404c

491

344c

204-55

DP08-3072

VAR. DENIED

R208-3207

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## AGENDA

Meeting of the  
El Sobrante Valley Planning & Zoning Advisory Committee  
El Sobrante Library Meeting Room  
November 12, 2015, 6:00PM

1. Call to order - Introduction of Members
2. Approval of Minutes of October 8, 2015
3. Treasurer's Report
4. Old Business
  - a. VR 15-1037 4069 Garden Rd, El Sobrante CA
5. New Business
6. Discussion regarding city of Richmond Creek Ordinance
7. Public Comment/Committee Members Comments
8. Presentation of certificate for Mike Zeelen

The next meeting will be held in January 14th, 2015

10.1.15

# **El Sobrante Valley Planning and Zoning Advisory Committee**

## **Treasurer's Report for November 12, 2015**

<b><u>Balance</u></b> as of September	\$1346.63
<b><u>Deposits</u></b>	\$000.00
<b>Total Deposits</b>	<u>\$000.00</u>
<b>Expenses-</b>	
Bob Sharp-Certificates and Frames	\$ 45.42
Check to John Lisenko- not cashed	\$ 6.53
Check for Post Office Box	\$102.00
Check to May Valley, Eleanor's Function	\$400.00
<b>Total Expenses</b>	<u>\$553.95</u>
<b>Balance in Bank as of November 11, 2015</b>	\$ 792.68

Bank Statement \$1,244.63 . Difference to \$1346.63 end of September is \$102.00 written after last bank statement. Bank Difference is \$6.53 check to John Lisenko for copy costs that has never been cashed. \$400.00 check written to May Valley for Eleanor's function that hasn't been cashed and \$45.42 check to bob Sharp for certificates and frames.

10.1.2

October 27, 2015

El Sobrante Valley  
Planning and Zoning  
Advisory Committee  
P.O. Box 20136  
El Sobrante CA 94820

Community Development Department  
Contra Costa County  
651 Pine Street  
4<sup>th</sup> Floor, North Wing  
Martinez CA 94553

Attn: Sharon Gong, Project Planner

Re: VR 15-1037 4069 Garden Rd, El Sobrante CA

The El Sobrante Valley Planning and Zoning Advisory Committee appreciate the opportunity to review the subject project application. We discussed the application at our regular meeting on October 8. The applicant and the applicant's representative, Mr. Robles were present and described their proposed addition and the circumstances that led to their needing the side yard setback variance. They also presented an updated set of plans. After discussion, the project was assigned to one of our committee members who subsequently visited the site and met with the applicant and spoke to some of the neighbors.

The side yard variance is the subject of our review. The necessity of the variance is driven by the owners desire to add a second story to an existing secondary unit and switch the designation of the unit to primary, with the existing primary unit becoming the secondary unit. Our comments are, therefore, related to both the variance and the changes that are making it necessary.

**Existing Conditions:**

The existing converted into living space garage and garage add-on is already closer to the side yard than the required 10 feet. Whether this garage conversion, add-on to the garage and the encroachment into the side yard setback had prior County approval or not is unclear. Our committee's concern is that if the work was not done with proper building permits and without an approved variance, then the starting point for this project is questionable from the standpoint of structural integrity of the building and its legal status.

**Proposed second story:**

The area where this project is located is characterized by a variety of building styles, which are predominantly single story. The lot in question is one of the narrower and smaller ones. With the addition, the lot coverage would be roughly 1/3 and the second story would stand out among the neighboring structures. We are also concerned that the added living space would lead to a parking problem, since it appears that current occupants are using all the space available as it is.

**Neighborhood concerns:**

Several neighbors attended our meeting and expressed concerns about the project, the history of building on this property and the possible effect of the second story addition on their views and privacy. Subsequent conversations with other neighbors revealed a mixed opinion about the project, with additional concerns expressed about potential parking problems.

**Other concerns:**

There is a creek at the rear of the property that may have been adversely impacted in the past. We asked members of the "SPAWNERS" a local volunteer organization that promotes environmentally sensitive creek maintenance and rehabilitation to look at the area. A meeting took place between two representative from SPAWNERS, Bob Sharp, our committee member assigned this project, and the neighbors of the subject property who live at 4065 Garden Road. SPAWNERS found nothing unusual that could be attributed to any activities of the owners of the subject property.

There are frontage improvements consisting of curb and sidewalk to the west of this property. It would be desirable to continue these across the frontage of the property applying for the variance and other entitlements.

In summary, our committee has a number of concerns regarding this request for a variance and the changes to the property that would occur if the variance were granted. We hope that these concerns will be addressed by the County in the course of its review.

If you have any questions, please feel free to give me a call at (510) 758-9767.

John Lisenko

Chair, El Sobrante Valley Planning and Zoning Advisory Committee

10.1.e

Subj: **Re: ESVP&ZAC**  
Date: 9/15/2015 9:25:09 A.M. Pacific Daylight Time  
From: [jlisenko@comcast.net](mailto:jlisenko@comcast.net)  
To: [mariecofces@yahoo.com](mailto:mariecofces@yahoo.com)  
CC: [rpender970@aol.com](mailto:rpender970@aol.com), [shirleysharp@comcast.net](mailto:shirleysharp@comcast.net)

Thanks, Marie

I will be contacting Mark.

John

---

**From:** "Marie" <[mariecofces@yahoo.com](mailto:mariecofces@yahoo.com)>  
**To:** [jlisenko@comcast.net](mailto:jlisenko@comcast.net)  
**Sent:** Monday, September 14, 2015 10:05:25 PM  
**Subject:** ESVP&ZAC

Hi John,

Just wanted to inform you that at our Chamber Board Meeting tonight the board approved Barbara Pendergrass and Shirley Sharp as serving another two year terms.

Our Board Member, Mark Croda, owner of the El Sobrante Town Garage, volunteered to serve as the third Chamber representative, filling the vacancy of Mike Zeelan.

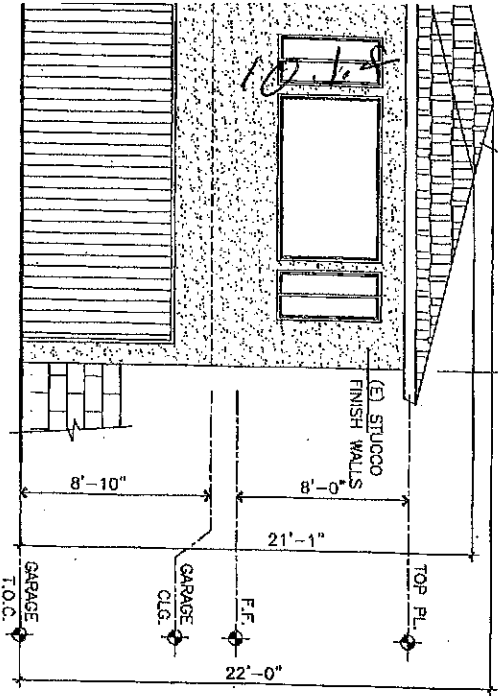
His contact information: [ESTGarage@sbcglobal.net](mailto:ESTGarage@sbcglobal.net). Phone - 510-222-1500.

If there is any additional information you need from me, please let me know.

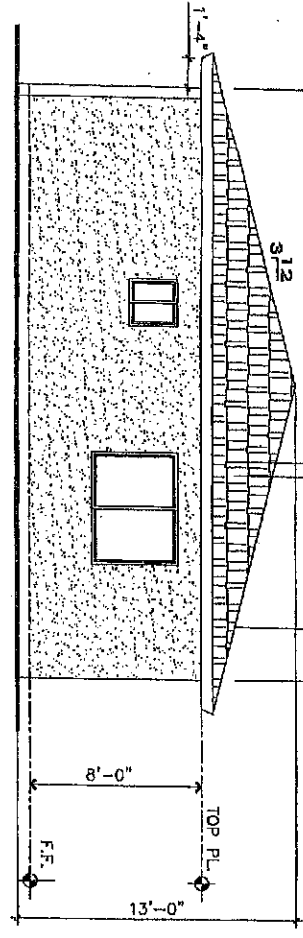
Marie Carayanis

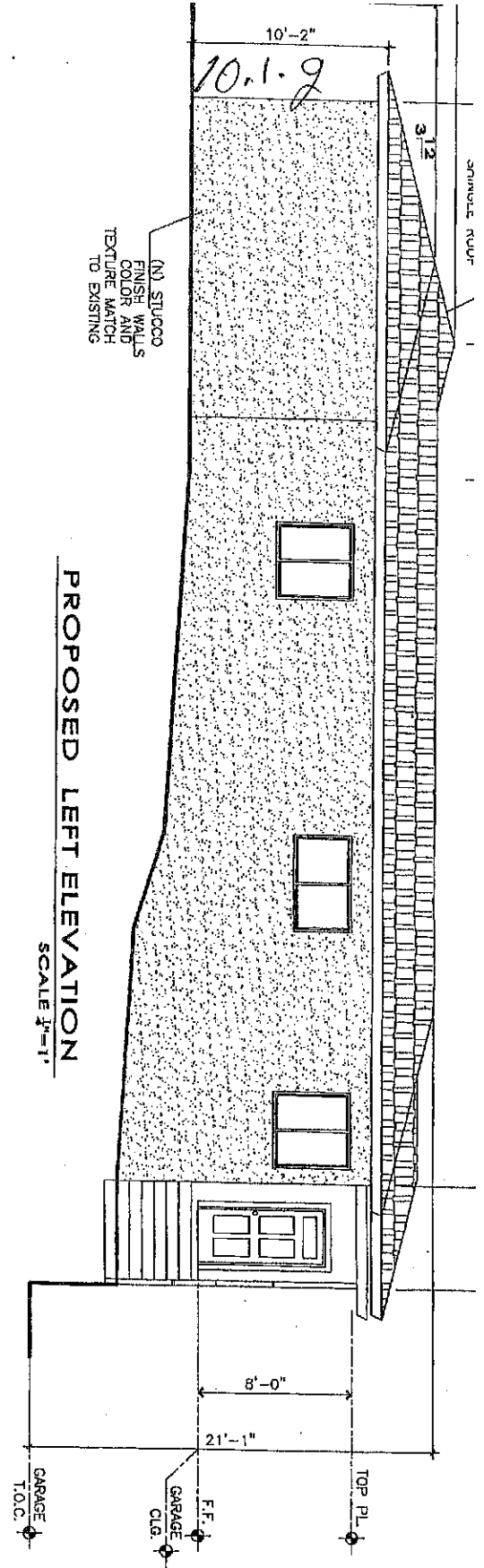


# FRONT ELEVATION SCALE 1/2"=1'

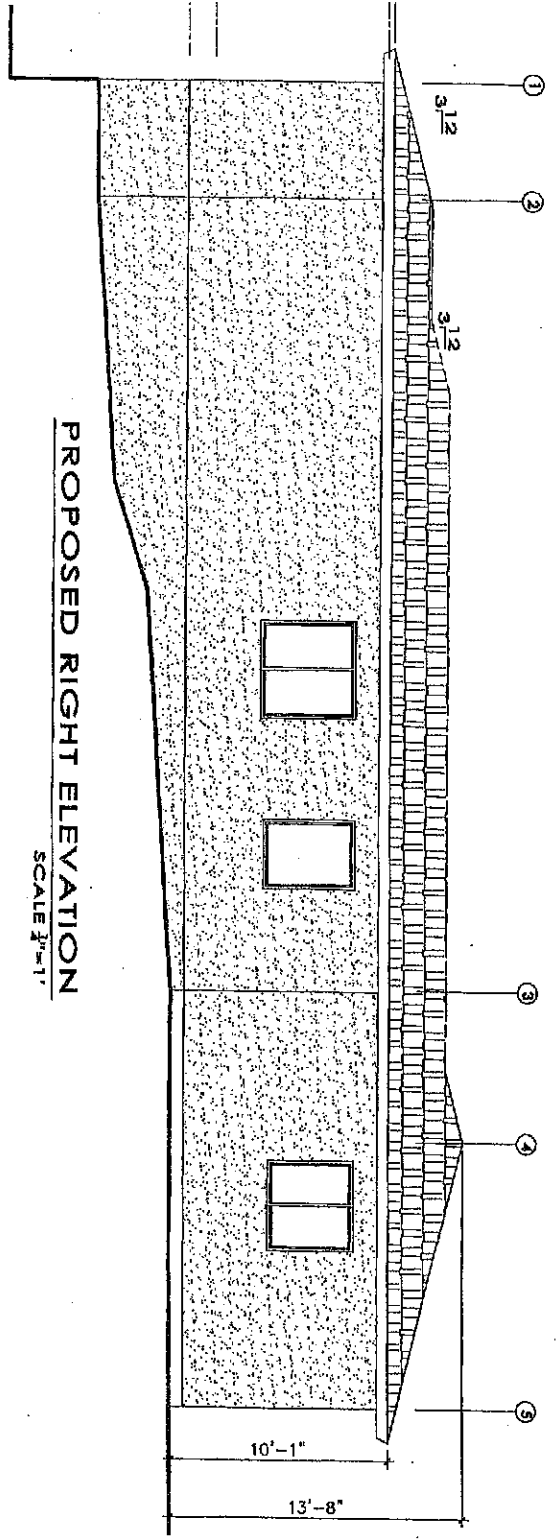


# PROPOSED REAR ELEVATION SCALE 1/2"=1'

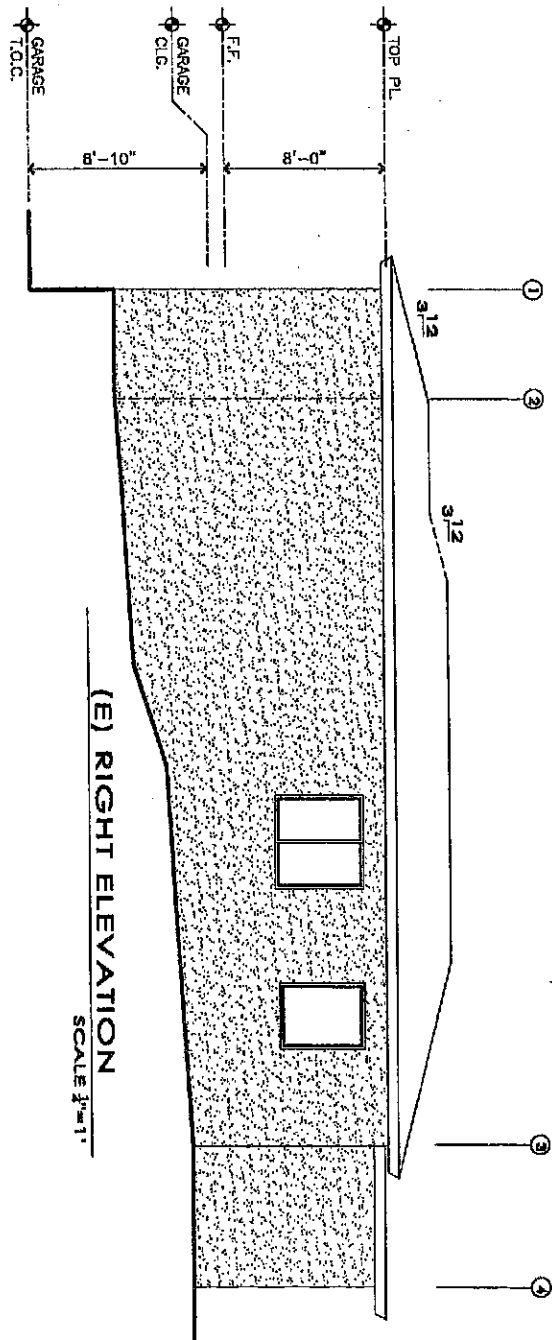
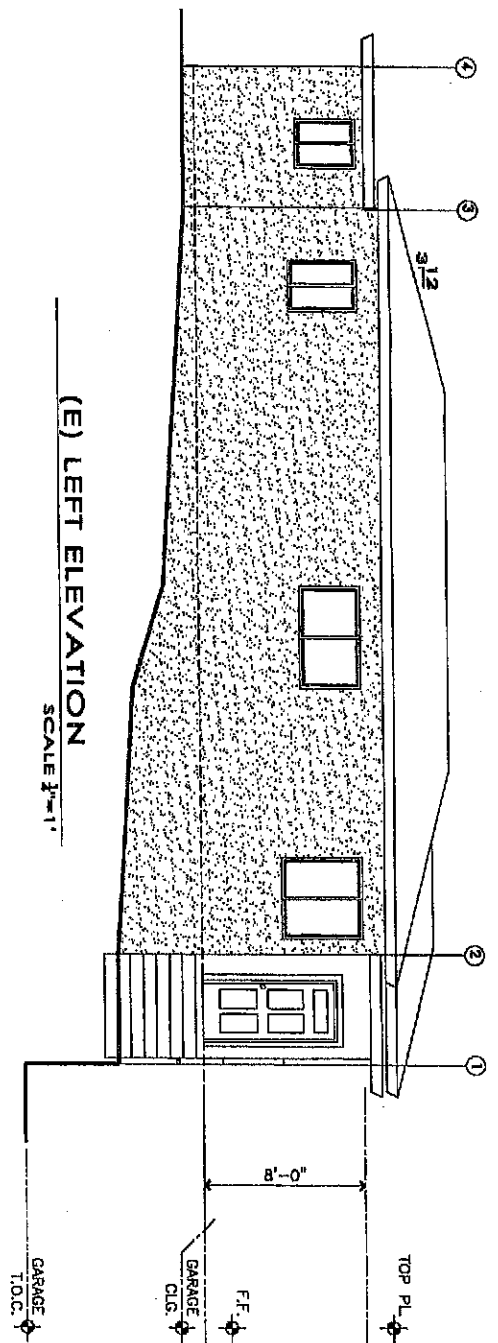
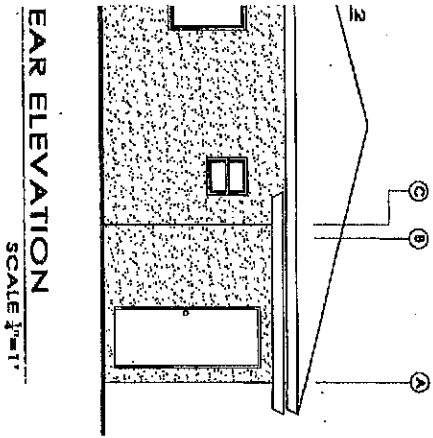
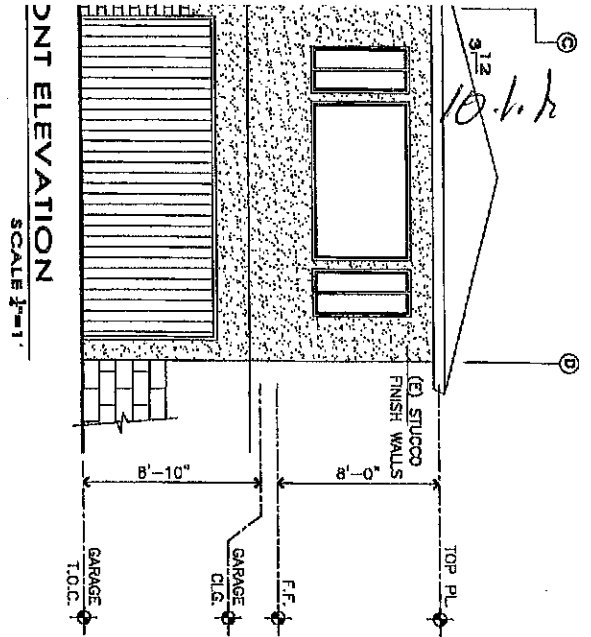




**PROPOSED LEFT ELEVATION**  
SCALE 3/8"=1'



**PROPOSED RIGHT ELEVATION**  
SCALE 3/8"=1'

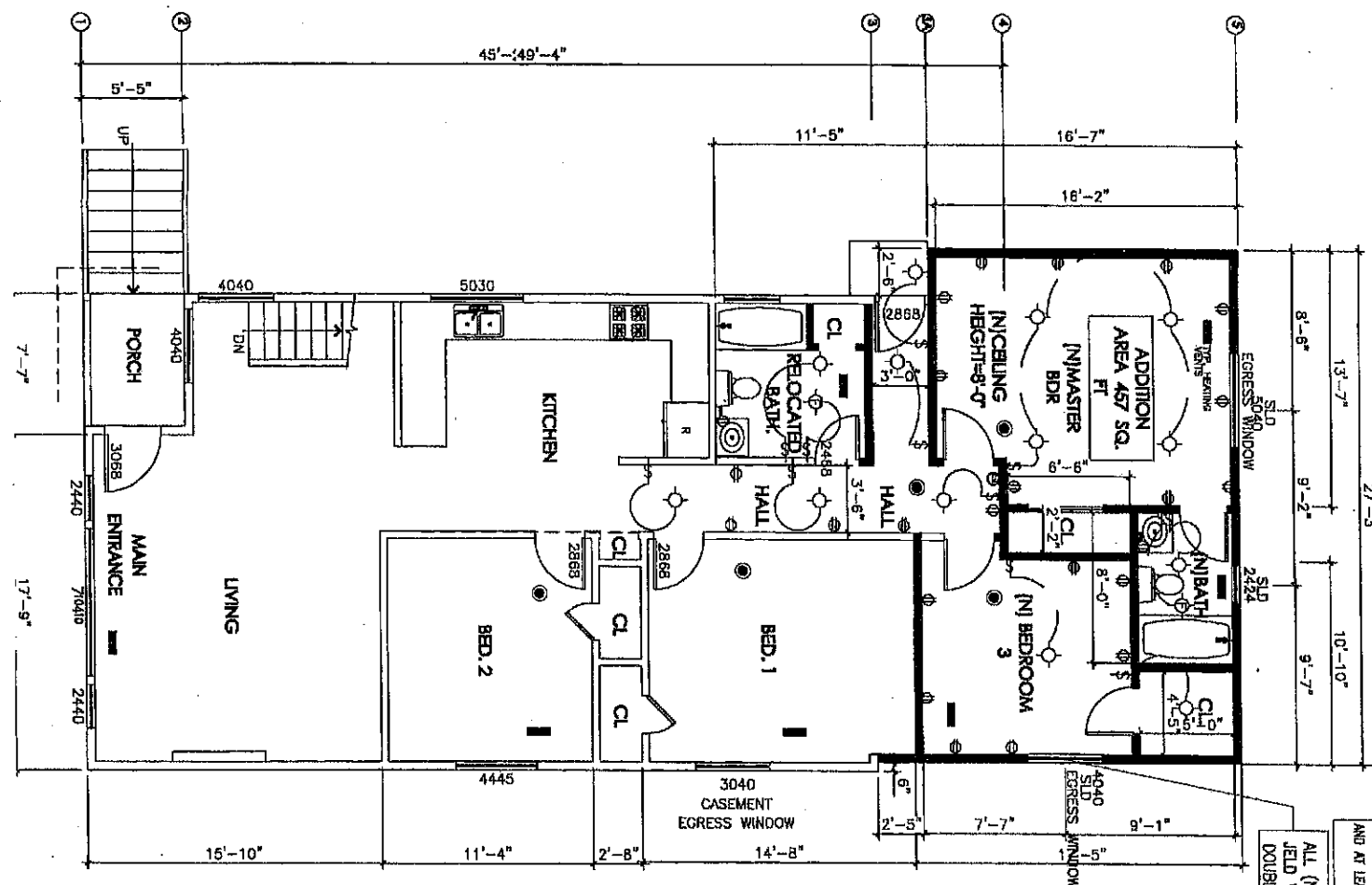
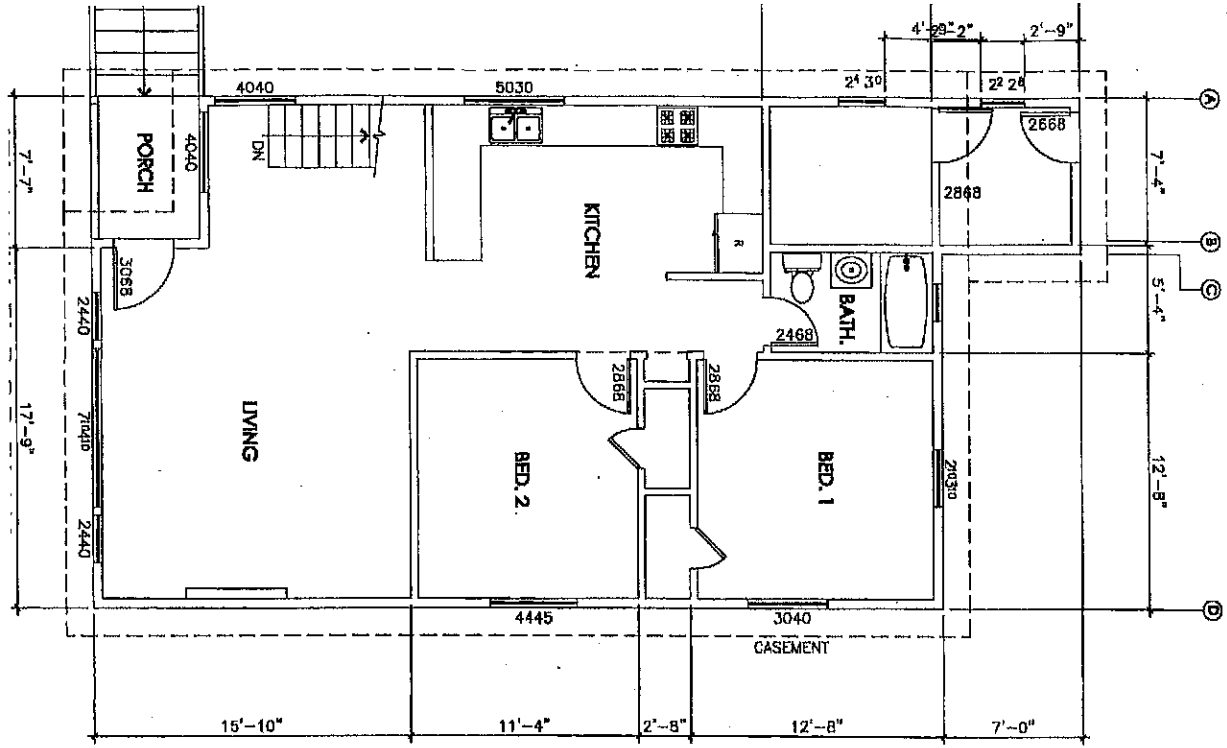


RESISTENT  
TO A HEIGHT

CARBON MONOXIDE ALARMS AT AREA DIRECTLY LEADING TO EACH BEDROOM AND AT LEAST ONE IN EACH STORY PER CRC R315.2 (REQUIRED FOR UNITS WITH ATTACHED GARAGE OR PUEL BURNING APPLIANCES AND THE CONSTRUCTION VALUATION EXCEEDS \$100).

444 JOURNAL OF DOCUMENTATION

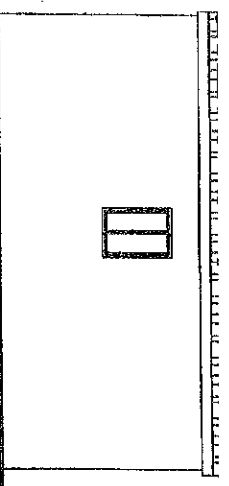
1. OPENING  
BEING HEIGHT OF  
WIDTH OF 20"  
IT HAVE STILL HEIGHT NO MORE THAN



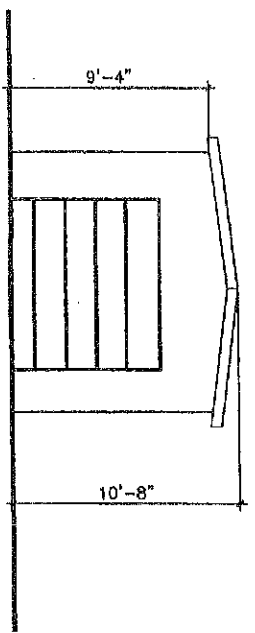
SMOKE DETECTOR REQUIRED IN EACH BEDROOM.  
AT AREA DIRECTLY LEADING TO EACH BEDROOM  
AND AT LEAST ONE IN EACH STORY PER IRC R314.5.

LEGEND	
	THICKENED LIFT
	SHIRT TIGHT
	SEA ORBIT
	ICE CREEKS AWE
	WALLS TO BE REMOVED
	RET WALLS
	EXISTING WALL TO REMAIN
	REVISION
	NEW EXISTING WALL
	NEW WALL, REPAIR
	REMOVED PART
	SHIRT TIGHTEN HAND TIE
	WALLS ARE
	CROWN LAMINATE SECTION
	SEE OTHER DRAWING SECTION (WALL TIE)
	EXTERIOR SHOWER LIFT
	SHOWER LIFT

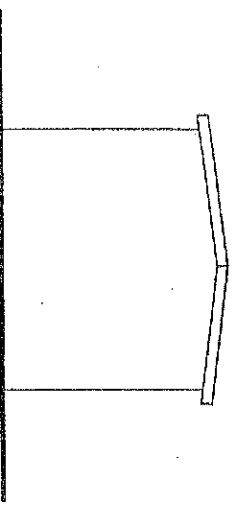
10-120



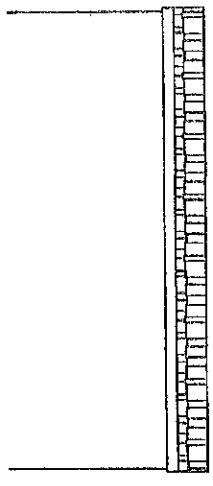
RIGHT ELEVATION  
SCALE 3/4"=1"



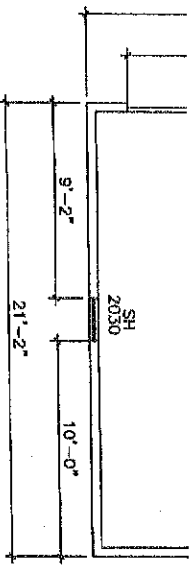
FRONT ELEVATION  
SCALE 3/4"=1"



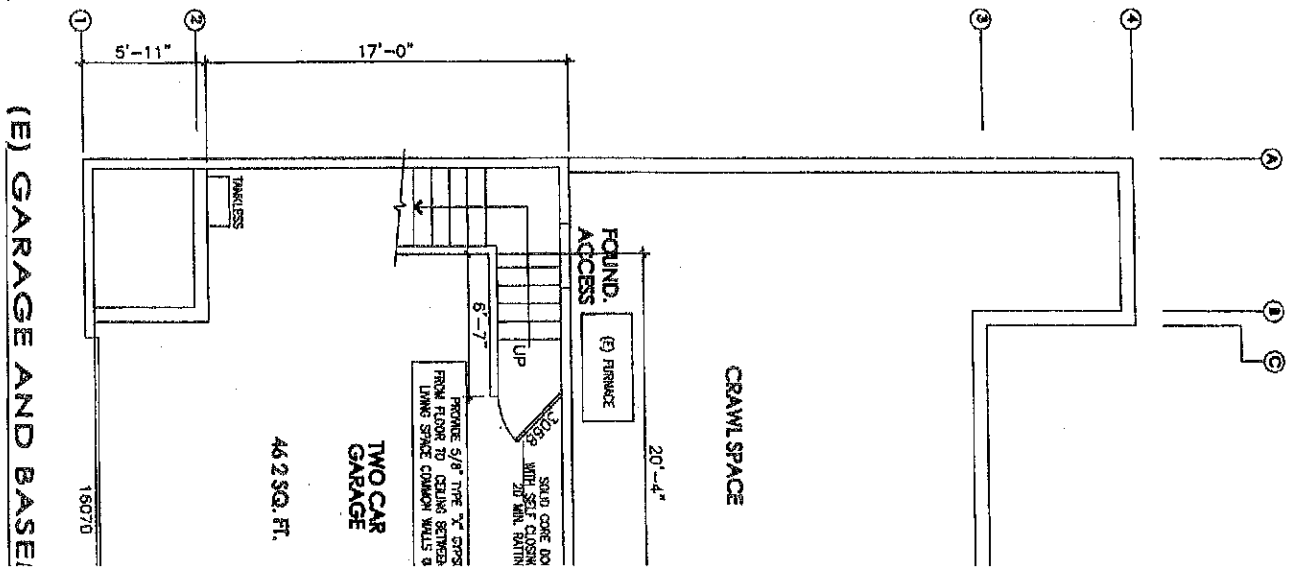
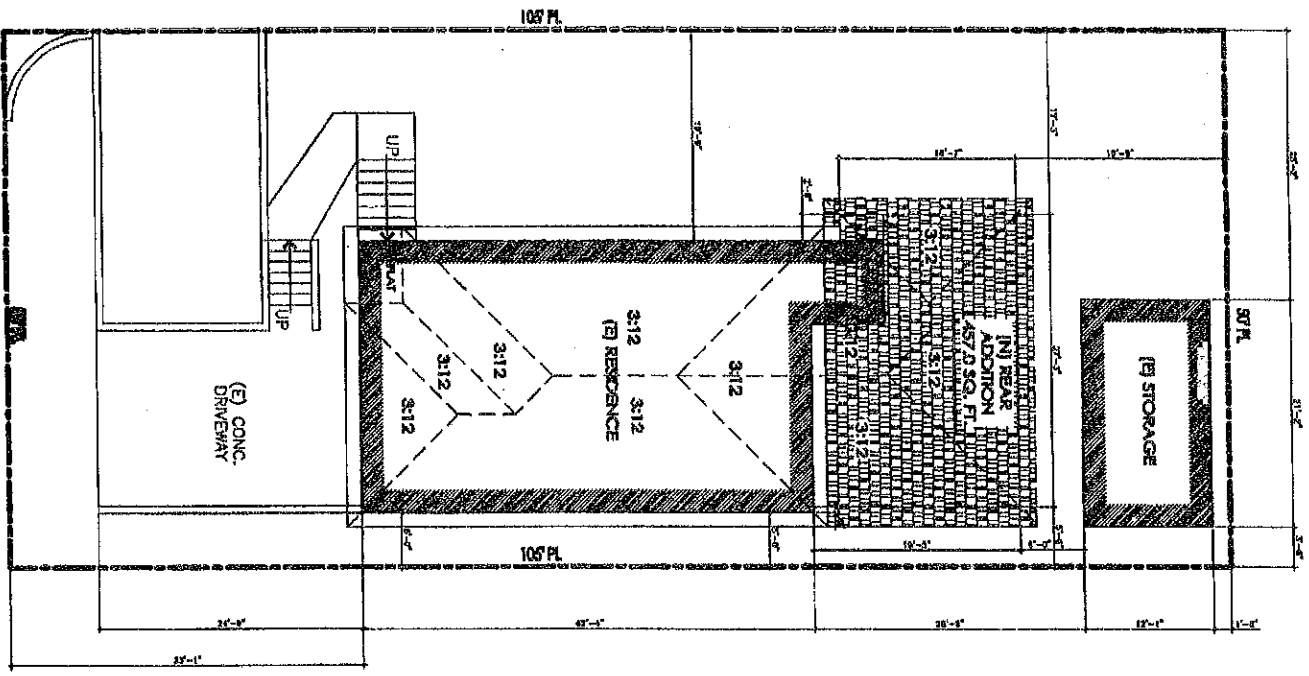
REAR ELEVATION  
SCALE 3/4"=1"



(E) STORAGE FLOOR PLAN  
SCALE 3/4"=1"



Aerial View



(E) GARAGE AND BASE

Subj: **Re: Request for Agenda Item on Oct 14th El Sobrante MAC Meeting**  
 Date: 10/5/2015 11:49:58 A.M. Pacific Daylight Time  
 From: [James.Lyons@bos.cccounty.us](mailto:James.Lyons@bos.cccounty.us)  
 To: [mariecofces@yahoo.com](mailto:mariecofces@yahoo.com)  
 CC: [RPender970@aol.com](mailto:RPender970@aol.com)

Thank you Marie,

We will begin looking for the month November.

James Lyons  
 District Coordinator  
 Office of Supervisor John Gioia  
 Contra Costa County  
 11780 San Pablo Ave, Suite D  
 El Cerrito, CA 94530  
 Direct: 510-231-8692  
 Office: 510-231-8686  
 Fax: 510-374-3429  
 Email: [james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us)  
 Webpage:  
<http://www.co.contra-costa.ca.us/589/District-I-Supervisor-John-M-Gioia>

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

On 10/5/15, 11:40, "Marie Carayanis" <[mariecofces@yahoo.com](mailto:mariecofces@yahoo.com)> wrote:

>That is the night of our chamber mixer being hosted by Canyon Pool. Is it  
 >too difficult to reschedule? Sorry.  
 >  
 >Sent from my iPhone  
 >  
 >> On Oct 5, 2015, at 11:35 AM, James Lyons <[James.Lyons@bos.cccounty.us](mailto:James.Lyons@bos.cccounty.us)>  
 >>wrote:  
 >>  
 >> Good morning Barbara and Marie,  
 >>  
 >> The Public Works department would like some community input on proposed  
 >>future transportation projects. The basis is to help establish a fee  
 >>program for future development. Would you be open to a joint Chamber of  
 >>Commerce/ ESMAC meeting on October the 14th at the El Sobrante Library.  
 >>Mary Halle is the contact. Please let me know what you think as soon as  
 >>you can.  
 >>  
 >> Thank you,  
 >>  
 >> James Lyons  
 >> District Coordinator  
 >> Office of Supervisor John Gioia  
 >> Contra Costa County  
 >> 11780 San Pablo Ave, Suite D  
 >> El Cerrito, CA 94530  
 >> Direct: 510-231-8692  
 >> Office: 510-231-8686  
 >> Fax: 510-374-3429  
 >> Email: [james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us)

>> Webpage:  
>><http://www.co.contra-costa.ca.us/589/District-I-Supervisor-John-M-Gioia>  
>>  
>> This message is being sent on a public e-mail system and may be subject  
>>to disclosure under the California Public Records Act.  
>>  
>> From: Tianjun Cao  
>><[Tianjun.Cao@pw.cccounty.us](mailto:Tianjun.Cao@pw.cccounty.us)<<mailto:Tianjun.Cao@pw.cccounty.us>>>  
>> Date: Friday, October 2, 2015 at 15:42  
>> To: James Lyons  
>><[james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us)<<mailto:james.lyons@bos.cccounty.us>>>  
>> Subject: Request for Agenda Item on Oct 14th El Sobrante MAC Meeting  
>>  
>> Hello James,  
>>  
>> Public Works (Transportation Engineering) would like to request a 40  
>>minute block on the agenda for this month's upcoming MAC meeting on  
>>October 14th to discuss Area of Benefit (AOB) fees for the  
>>Richmond/El-Sobrante area. If I am supposed to contact someone else for  
>>this request, could you please provide me with their contact information?  
>>  
>> Thank you,  
>> Tianjun Cao  
>> Staff Engineer  
>>  
>> [cid:image001.jpg@01C831E3.03965460]  
>> Transportation Engineering  
>> Contra Costa County Public Works Department  
>> 255 Glacier Drive  
>> Martinez, CA 94553  
>> Phone: (925)313-2110  
>> E-mail: [tcao@pw.cccounty.us](mailto:tcao@pw.cccounty.us)<<mailto:tcao@pw.cccounty.us>>  
>>  
>> <image001.jpg>

10.3.a

CITY OF SAN PABLO  
City Manager



October 21, 2015



CITY OF SAN PABLO  
City of New Directions



**E-TRANSMITTAL/REGULAR MAIL**

El Sobrante Chamber of Commerce  
Mr. Maurice Abraham, Board Chair  
Beautification Committee  
3769 B San Pablo Dam Road  
El Sobrante, CA 94803

**RE: San Pablo Dam Road – Masonry Sound Wall Project Request**

Dear Mr. Abraham:

I am in receipt of your September 11, 2015 letter and supporting petition regarding the El Sobrante Chamber of Commerce's (Chamber) request for a masonry sound wall along San Pablo Dam Road. Specifically, the Chamber requested City consideration to construct a masonry wall on the north side of San Pablo Dam Road, from Mifflin Avenue to the Richmond city limits to the east. I understand and appreciate the Chamber's concerns regarding the aesthetic condition of the existing wooden fence along this segment of the San Pablo Dam Road corridor.

Preliminary research by City staff indicates that a majority of the existing wooden fence appears to be within Contra Costa County jurisdictional limits. In order to definitively determine the fence location, a surveyor must be hired to determine whether the City or County would be responsible agency for development of this capital improvement project at this location along the San Pablo Dam Road corridor. Unfortunately, the City does not currently have a funding source identified under its adopted FY 2015-17 CIP Budget to initiate survey work. However, the City would consider future opportunities to explore funding to move forward as a first step in consideration to add the project to a future CIP. Furthermore, the City would be interested in potentially cost-sharing for survey and/or overall construction costs with the County based on survey work outcomes.

Given these initial project considerations, I am including a copy of this correspondence to First District County Supervisor John Gioia to weigh in on these project considerations on the potential for a joint City/County plan to share in potential survey and/or project related costs for this potential project in the future along the San Pablo Dam Road corridor, including his willingness to meet and discuss such a project with City representatives, and/or to further address this with the El Sobrante Municipal Advisory Council (MAC).



10.3.d

El Sobrante Chamber of Commerce (Attn: Mr. Abraham)

Re: San Pablo Dam Road - Masonry Sound Wall Request

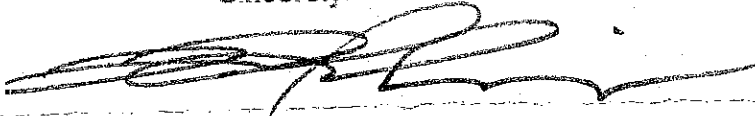
Page 2

The City remains open to discussing this potential project and urges you to follow up with Supervisor Gioia's office to share your continued support for this potential project to supplement recent streetscape work funded by Measure J funds that were completed along San Pablo Dam Road in unincorporated El Sobrante this past summer.

Should you have any further concerns or questions, please do not hesitate to contact me at 510-215-3016 or by email: [Matt.Rodriguez@SanPabloCa.gov](mailto:Matt.Rodriguez@SanPabloCa.gov).

Thank you for your thoughts and concerns regarding this request.

Sincerely,



Matt Rodriguez  
City Manager

Attachment: Letter Request from El Sobrante Chamber of Commerce received 09/14/15

cc: John Gioia, Supervisor, Contra Costa County, First District (Attn: James Lyons)  
✓ Barbara Pendergrass, Chair, El Sobrante Municipal Advisory Council  
Marie Carayanis, President, El Sobrante Chamber of Commerce  
San Pablo Mayor and Councilmembers  
Reina Schwartz, Assistant City Manager  
Barbara Hawkins, City Engineer  
Christopher Gioia, Senior Civil Engineer



10.3.C  
RECEIVED  
SEP 14 2015  
CITY MANAGER/CITY CLERK  
City of San Pablo

---

*El Sobrante Chamber of Commerce*

September 11, 2015

San Pablo City Council  
c/o Matt Rodriguez, City Manager  
City of San Pablo  
13831 San Pablo Avenue  
San Pablo, CA 94806

Subject: San Pablo Dam Road Beautification – City of San Pablo Segment

Dear Mr. Rodriguez and City Council Members:

As you know, San Pablo Dam Road between Highway 24 and Interstate 80 is an important regional transportation corridor and an important gateway to the City of San Pablo and the El Sobrante community. Walkability and beautification improvements have just been completed along Dam Road through El Sobrante's downtown (sidewalks, street trees, bus benches, trash containers, container plants and historic markers). San Pablo has also made improvements along this corridor in years past (sidewalks, street trees, gateway signs), and reconstruction of the Interstate 80/San Pablo Dam Road interchange is planned, although remains unfunded.

However, the streetscape opposite the recently approved La Quinta Hotel and other San Pablo businesses is badly in need of an image upgrade. Where the Rancho Vista residential neighborhood backs to Dam Road, mismatched fences in various states of disrepair, negatively impacts the image of these commercial properties and San Pablo as a whole. And, because neighborhood image and quality are important hotel selection criteria, an image upgrade should add to hotel occupancy and to San Pablo's hotel tax revenues.

The El Sobrante Chamber of Commerce Board of Directors, on behalf of the affected San Pablo businesses and residents, respectfully request your consideration of the accompanying petition seeking construction of an architectural wall along this frontage, similar to the El Portal Drive wall. The petition has been signed by 16 immediately affected San Pablo commercial property and/or business owners (including the La Quinta owner) and 52 Rancho Vista residents.

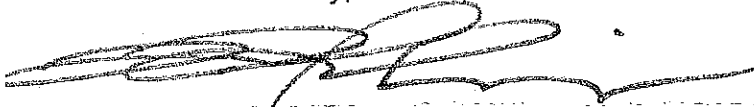
3769 B San Pablo Dam Road, El Sobrante, CA 94803 (510) 223-0757

The City remains open to discussing this potential project and urges you to follow up with Supervisor Gioia's office to share your continued support for this potential project to supplement recent streetscape work funded by Measure J funds that were completed along San Pablo Dam Road in unincorporated El Sobrante this past summer.

Should you have any further concerns or questions, please do not hesitate to contact me at (510) 215-3016 or by email: [MattR@SanPabloCa.gov](mailto:MattR@SanPabloCa.gov).

Thank you for your thoughts and concerns regarding this request.

Sincerely,



Matt Rodriguez  
City Manager

Attachment: Letter Request from El Sobrante Chamber of Commerce received 09/14/15

cc: John Gioia, Supervisor, Contra Costa County, First District (Attn: James Lyons)  
✓ Barbara Pendergrass, Chair, El Sobrante Municipal Advisory Council  
Marie Carayanis, President, El Sobrante Chamber of Commerce  
San Pablo Mayor and Councilmembers  
Reina Schwartz, Assistant City Manager  
Barbara Hawkins, City Engineer  
Christopher Gioia, Senior Civil Engineer

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



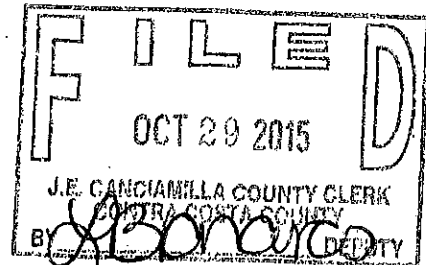
10.4.15  
**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

October 29, 2015



**NOTICE OF AVAILABILITY AND PUBLIC REVIEW OF THE  
CONTRA COSTA COUNTY CLIMATE ACTION PLAN  
AND  
NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development has prepared an Initial Study on the following project:

**Project Description:** The proposed project is the adoption of the Contra Costa County Climate Action Plan (CAP), a document that provides policies and identifies actions intended to reduce greenhouse gas (GHG) emissions within unincorporated Contra Costa County, consistent with Assembly Bill (AB) 32 and Executive Order S-3-05. The CAP identifies how the County will achieve the AB 32 GHG emissions reduction target of 15 percent below baseline (2005) levels by the year 2020. In addition to reducing GHG emissions, the CAP includes policies and actions that improve public health and result in additional benefits to the community such as lower energy bills and enhanced quality of life. The CAP also lays the groundwork for achieving long-term State GHG reduction goals for 2035 and 2050.

**Project Location:** The CAP is a policy-level document that would be applicable to all unincorporated areas of Contra Costa County.

**Environmental Determination:** Based on the analysis in the Initial Study, the proposed CAP will not result in significant environmental impacts.

10.5 a

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, NOVEMBER 10, 2015  
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Don Snyder  
VICE-CHAIR: Duane Steele  
COMMISSIONERS: Richard Clark, Doug Stewart, Jeffrey Wright, Rand Swenson, Marvin Terrell

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

\*\*\*\* 7:00 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

REZONING: CONTINUED PUBLIC HEARING

CONTINUED  
INDEFINITELY

2. LENOX HOMES LLC (Applicant) – DESCO DEVELOPMENT COMPANY LLC (Owner), County File #RZ14-3228: This is a hearing to consider a recommendation to the Board of Supervisors to approve the rezoning of a 3.59- acre project site from R-20, Single Family Residential (20,000 square foot minimum lot size) to R-15, Single Family Residential (15,000 square foot minimum lot size). The project site is located on the east side of Bailey Road near Myrtle Drive in the unincorporated Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-20, Single Family Residential) (Assessor Parcel Number: 116-070-007) (Continued from 9/29/15) JQ Staff Report

SUBDIVISION: CONTINUED PUBLIC HEARING:

CONTINUED  
INDEFINITELY

3. LENOX HOMES LLC (Applicant) – DESCO DEVELOPMENT COMPANY LLC (Owner), County File #SD14-9389: Applicant requests approval of a Vesting Tentative Map to subdivide the property into seven residential lots with a Public Trail. The project site is located on the east side of Bailey Road near Myrtle Drive in the unincorporated Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-20, Single Family Residential) (Assessor Parcel Number: 116-070-007) (Continued from 9/29/15) JQ Staff Report

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

4. SDC DELTA COVES, LLC (Applicant & Owner), County File #DP14-3028: A request for approval of a modification to the Delta Coves development plan to allow 28 of the 66 approved Delta Coves condominium units to be constructed on Parcel 'E', which was reserved for commercial facilities per the approved Delta Coves development plan, and to allow a community facilities complex and yacht club to be constructed on Parcel 'B' which was reserved for the condominium units. The applicant is also requesting design review and site plan approval for the condominium units, the community facilities complex, the yacht club and an overflow parking lot on Parcel 'G'. A request to allow shared parking, as well as variances to the County Off-Street Parking Ordinance is also proposed. The subject parcels are identified as Parcels 'B', 'E' and 'G' of the Delta Coves subdivision and are located at the eastern end of the Delta Coves subdivision along Windsweep Road in the Bethel Island area. CEQA: It has been determined that the project is consistent with the project description as described in the certified 1976 Delta Coves Environmental Impact Report (EIR). (Zoning: P-1) (APN: 031-010-011, 012 and 013) (Continued from 10/13/15) RLH Staff Report

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

STAFF IS  
RECOMMENDING  
CONTINUANCE TO  
THE DECEMBER 8,  
2015 MEETING

5. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-24, WIRELESS TELECOMMUNICATION FACILITIES County File #ZT13-0001: This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-24 that sets forth criteria for the location, design, and approval of wireless telecommunication facilities throughout Contra Costa County. For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance, State Clearinghouse SCH #2013032035, has been issued for this project. The County Planning Commission will be recommending the Board of Supervisors to consider adoption of a Negative Declaration and related findings for the proposed zoning text amendment. (Continued from 10/13/15) TM Staff Report

REZONING: PUBLIC HEARING

6. CHARLES LEWIS (Applicant and Owner), County File #RZ09-3213: The applicant requests approval of rezoning a 22.25-acre parcel from A-4, Agricultural Preserve District to A-2, General Agricultural District. The property is located at 1130 Christie Road in the Martinez area. (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 362-080-016) JO Staff Report
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

---

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, DECEMBER 8, 2015.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.5.0

# ~ CANCELLED ~

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, DECEMBER 8, 2015  
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Don Snyder  
VICE-CHAIR: Duane Steele  
COMMISSIONERS: Richard Clark, Doug Stewart, Jeffrey Wright, Rand Swenson, Marvin Terrell

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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\*\*\*\* 7:00 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

2. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-24, WIRELESS TELECOMMUNICATION FACILITIES County File #ZT13-0001: This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-24 that sets forth criteria for the location, design, and approval of wireless telecommunication facilities throughout Contra Costa County. For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance, State Clearinghouse SCH #2013032035, has been issued for this project. The County Planning Commission will be recommending the Board of Supervisors to consider adoption of a Negative Declaration and related findings for the proposed zoning text amendment. (Continued from 11/10/15) TM Staff Report

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, DECEMBER 15, 2015.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

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STAFF IS  
RECOMMENDING  
CONTINUANCE TO  
THE DECEMBER 15,  
2015 SPECIAL  
MEETING

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.



C.O.C.A

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, OCTOBER 19, 2015  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2. WADE SKEELS (Applicant) - DEAN WILLIAMS (Owner), County File #DP15-3011: The applicant is requesting approval of a Development Plan and Kensington design review for the purposes of constructing a 154 square-foot addition to an existing single-family residence and conversion of 559 square-feet of unconditioned basement area into livable space which exceeds the property's floor area ratio threshold (2,448 square-feet proposed where 2,100 square-feet is the threshold). The project is located at 148 Highland Boulevard in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-090-009) (Continued from 09/21/15 TM) AV Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

3. SAC WIRELESS LLC FOR VERIZON (Applicant) - PSS WALNUT CREEK, LLC (Owner), County File #DP15-3024: The applicant is requesting approval of a Development Plan permit to renew County File #DP06-3008 for the continued operation and upgrade of an existing Verizon wireless telecommunications facility. The project includes replacement of 6 existing antennas with 9 upgraded units at an elevation of 73.5 feet above-ground-level on a 115-foot tall PG&E lattice tower. The project is located at 1104 Saranap Avenue, Walnut Creek. (Zoning: C, General Commercial District) (APN: 185-370-023) FA Staff Report
4. PHOEBE KWAN AND RALPH LEIGHTON (Applicants and Owners), County File #DP15-3009: The applicant requests approval of a Kensington Design Review Development Plan Permit to allow a one-story 335 square-foot addition and a deck to the existing residence. The addition involves a bedroom, bathroom, and deck, and expansion of the existing kitchen. The addition does not exceed the gross floor area threshold for the subject property. The subject property is located at 285 Colusa Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6/Tree of Obstruction of Views, -TOV/ Kensington Combining District, -K) (Assessor's Parcel Number: 571-350-016) JRC Staff Report
5. BRENDA MUNOZ (Applicant) - HAIXIN HUANG (Owner), County File #DP15-3027: The applicant requests design review approval for construction of a 457 square-foot addition to the rear of the single-family residence, and to replace the existing stairs to the front porch, on a substandard lot. The subject site is located at 1546 Bayo Vista Avenue in the unincorporated San Pablo area. (Zoning: Single-Family Residential District (R-6); APN: 419-072-019) DV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 2, 2015. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

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10.6.0

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 2, 2015  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

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1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CLOSED FOR DECISION

2. PHOEBE KWAN AND RALPH LEIGHTON (Applicants and Owners), County File #DP15-3009: The applicant requests approval of a Kensington Design Review Development Plan Permit to allow a one-story 335 square-foot addition and a deck to the existing residence. The addition involves a bedroom, bathroom, and deck, and expansion of the existing kitchen. The addition does not exceed the gross floor area threshold for the subject property. The subject property is located at 285 Colusa Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6/Tree of Obstruction of Views, -TOV/ Kensington Combining District, -K) (Assessor's Parcel Number: 571-350-016) JRC Staff Report

LAND USE PERMIT: PUBLIC HEARING

3. ALTAIR RIBEIRO DA SILVA (Applicant and Owner), County File #LP12-2094: The applicant requests approval of a Land Use Permit for a home occupation to allow the use of a portion of a single-family home to be used for the administrative functions of a debris-hauling business. The subject property is located at 2705 Shamrock Drive, in the unincorporated area of San Pablo. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 405-252-003) SG Staff Report
4. ARTHUR ROAD ASSOCIATES, LLC (Applicant and Owner), County File #LP15-2016: The applicant is requesting approval of a Land Use Permit to establish a new 5,500 square-foot prefabricated metal warehouse building within an existing industrial park. The project includes a lot line adjustment between the subject parcel and an adjacent parcel under common ownership. The lot line adjustment (County File #LL15-0032) will ensure conformance with the lot coverage requirements set forth by the Contra Costa County 2005-2020 General Plan and is under concurrent review by County staff. The subject property is located in unincorporated Martinez. (Zoning: Light Industrial, L-I; General Plan: Light Industry, LI) (Assessor's Parcel Numbers: 380-051-042, 380-051-044, 380-041-006, 380-062-021, 380-062-017). AV Staff Report

\*\*3:30\*\*

5. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING:

6. Keller Canyon Landfill Land Use Amendment (Keller Canyon Landfill, Applicant & Owner), County File #LP08-2026: This is a Scoping Session to accept public comments in determining the scope and content of the environmental concerns related to the Supplemental Environmental Impact Report prepared for the proposed Keller Canyon Landfill land use permit amendment. The Project would amend LUP 2020-89 to:
- Increase the maximum daily tonnage that the landfill may accept for disposal, from the currently permitted maximum of 3,500 tons per day, to the proposed maximum of 4,900 tons per day;
  - Establish separate limits for the maximum daily tonnage of green waste (i.e., yard debris), wood waste, and inert recyclable solids, such as rock and concrete, that the landfill may accept for beneficial use on site, in addition to the proposed maximum daily tonnage, as follows:
    - Green waste: 500 tons per day
    - Wood waste: 300 tons per day
    - Inerts and other recyclable material: 500 tons per day

- Increase maximum daily truck trips that may enter the landfill, from the current maximum of 320 per day to the proposed maximum of 395 per day (increase of 75 truck trips per day). In addition, the current limit of 225 transfer trucks (large 18-wheel trucks) would be lifted.

Baseline and Proposed Extents of Disturbance

The Project to be evaluated in the SEIR includes proposed modification of the Extent of Disturbance (EOD). The boundaries of the 480 acre baseline EOD are shown on Figure 2 attached to this NOP. The baseline EOD includes both developed and undeveloped portions of the Project Area, that are permanently disturbed, or subject to future permanent or temporary disturbance activities allowed under permits regulating landfill design, construction, and operation. The baseline EOD was established through a combination of Geographic Information System (GIS) mapping, engineering design reports, aerial survey data of as-built conditions, and field reconnaissance. The baseline EOD includes the landfill waste placement area as well as on-site paved and unpaved roads; parking lots; landscaped areas; landfill gas power plant; appurtenant facilities; ancillary operations areas; and non-operations areas containing unstable slopes, landslide remediation areas, and open space.

The proposed EOD is approximately 572 acres. The proposed EOD would include the baseline EOD plus six areas totaling about 92 acres situated near the periphery of the baseline EOD where primarily temporary disturbance could occur in the future. Activities within these 92 acres would potentially include surveying and geologic testing, excavation and stabilization, placement of engineered fill, instrumentation, slope reconstruction, earthmoving and stockpiling of excavated soils, vegetation restoration for the purposes of slope maintenance, landslide remediation, and grading and construction associated with stormwater management infrastructure improvements (which could require minor realignment of adjacent on-site road).

The Project site is located at 901 Bailey Rd. in the unincorporated area of Bay Point, approximately 0.5 mile south of State Route 4, and immediately south of the southern limits of the City of Pittsburg. (Zoning: Heavy Agricultural District, A3 and Agricultural Preserve District, A-4) (General Plan: Landfill, LF and Open Space, OS) (APN: 094-360-019 et. al.) DB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 16, 2015. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

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Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205..

10.6.e

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 7, 2015  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*3:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

2. THE LYLE CO. (Applicant) – SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: The applicant requests approval of a Land Use Permit to install and operate an unmanned Verizon Wireless telecommunications facility consisting of a faux water tower antenna structure containing six panel antennas, an equipment enclosure containing ancillary transmission equipment and a back-up diesel generator, and a coax cable connecting the antenna structure to the equipment enclosure. The project site is located at 100 Summit Ranch Road, at the eastern terminus of Serafix Road, in the Alamo area in unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 193-190-031) SM Staff Report
3. KIM NGO (Applicant) – MINDY NGO (Owner), County File LP13-2102: The applicant requests approval of a land use permit to legalize and allow the continued operation of an existing recycling facility. The project also includes variance requests to allow 1) 0-foot side yard for multiple off-street parking spaces, 2) an unlit off-street parking area, and 3) an off-street parking area without landscaping. The project site is comprised of three parcels identified as 108, 110, and 124 Medburn Street in the Clyde area. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: Light Industrial, L-I) (Assessor's Parcel Numbers: 100-321-029, -038, -054) SFT Staff Report
4. GLEN MCCAULEY (Applicant/Owner), County File #LP07-2070. The applicant is requesting approval of a land use permit in order to establish an olive mill within an existing 900 square-foot building. The project also includes the permitting of an existing farmer's market, commercial kitchen and renewing of a land use permit for a caretaker's mobile home located at the site. The project is located at 300 Balfour Road in the Brentwood area. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 007-010-013) FA Staff Report
5. MICHELLE MARTINEA ON BEHALF OF T-MOBILE (Applicant) - MT. VIEW SANITARY DISTRICT (Owner), County File #LP15-2039. The applicant is requesting approval of a land use permit to upgrade an existing T-Mobile wireless telecommunications facility. The project consists of installing three new antennae and three new RRU's to an existing freestanding monopole. The project is located at 3800 Arthur Road in the unincorporated Martinez area. (Zoning: H-I, Heavy Industrial Zoning District) (Assessor's Parcel Number: 378-140-010). AV Staff Report

LAND USE PERMIT: COMPLIANCE HEARING

6. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP05-2048: This hearing is the third of the required annual compliance hearings for the Clean Fuels Expansion Project (CFEP), which was approved by the Board of Supervisors on September 25, 2007, with construction concluding in late 2009. Condition of Approval 25 of County File #LP05-2048 requires annual compliance hearings for the first three years following completion of construction, then every three years thereafter. The purpose of these hearings is to review the applicant's compliance with the conditions of approval and to resolve any compliance issues. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial) (Assessor's Parcel Number: 357-010-001) GK Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

7. ANTONIO OROZCO (Applicant & Owner), County File DP15-3029: The applicant is requesting approval of Small Lot Design Review Development Plan to construct a new single-family residence, approximately 1,282 square feet with a 266 square-foot garage and a 70 square-foot covered porch on a vacant lot. The subject property is located at 0 Plaza Drive in the unincorporated Martinez area (Zoning: R-6, Single-Family Residential) (Assessor's Parcel Number: 375-253-002). JI Staff Report
8. KEVIN DUNNE (Applicant) - BLACKHAWK COUNTRY CLUB (Owner), County File #DP15-3021: The applicant requests approval to modify the Blackhawk Country Club Final Development Plan (County File #DP87-3079) to allow the construction of an approximately 9,403 square-foot fitness center, establish a kid's club, and to allow swim meets. The applicant also requests a variance to eliminate the required 12 off-street parking spaces for the project, and the removal of 10 trees and work within the drip line of seven trees. The subject property is located between Eagle Nest Place and Eagle Ridge Drive in the unincorporated area of Danville. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 203-770-005) JRC Staff Report

TREE PERMIT: PUBLIC HEARING

9. GREG BARTON (Applicant) - EGON & INGRID VON KASCHNITZ (Owners), County File TP15-0031: The applicant requests design review approval with a Tree Permit to remove four (4) code-protected trees, and to allow work within the drip lines of five (5) code-protected trees for the purpose of demolishing the existing single-family residence in order to allow the construction of a new, two story 3,260 square-foot, single-family residence, driveway, and patio on a substandard lot. The subject property is located at 2541 Olympic Blvd, Walnut Creek. (Zoning: R-10, Single-Family Residential District) (Assessor's Parcel Number: 238-011-004) DV Staff Report

MANDATORY REFERRAL: PUBLIC HEARING

10. EAST BAY REGIONAL PARK DISTRICT (Applicant) - WIEDEMANN RANCH, INC. (Owner), County File #CP15-0043: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of one parcel totaling 362.33± acres located at 1095 Hawkshead Circle, in an unincorporated area of San Ramon. (Assessor's Parcel Number: 211-230-014) WRN Staff Report
11. EAST BAY REGIONAL PARK DISTRICT (Applicant) - RUSSELL HEILIG (OWNER), County File #CP15-0044: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of two parcels totaling 71.37± acres located at 18255 and 18259 Bollinger Canyon Road, in an unincorporated area of San Ramon. (Assessor's Parcel Numbers: 199-030-049 and 199-030-050) WRN Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 21, 2015. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

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## **NOTICE AND AGENDA FOR REGULAR MEETING**

DATE/TIME: Wednesday, November 18, 2015, 1:30 PM

PLACE: Board of Supervisors Chambers  
651 Pine Street, Martinez, CA 94553

**NOTICE IS HEREBY GIVEN** that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

### **Campaign Contribution Disclosure**

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

### **Notice of Intent to Waive Protest Proceedings**

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

### **American Disabilities Act Compliance**

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

**As a courtesy, please silence your cell phones during the meeting.**

10.8.1

## November 18, 2015 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):  
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the October 14, 2015 regular LAFCO meeting
6. ***Informational Presentation*** – Central Contra Costa Sanitary District (CCCSD): *Overview of Recycled Water Program, Current Deliveries, and Projects Planned for the Future*

### MUNICIPAL SERVICE REVIEWS (MSRs)/SPHERE OF INFLUENCE (SOI) UPDATES

7. *Reclamation Services MSR/SOI Updates (2<sup>nd</sup> Round) - Reclamation Services MSR/SOI Updates (2<sup>nd</sup> Round)* - accept the Final MSR report, make the required determinations, update SOIs for Byron Bethany Irrigation District and Reclamation Districts 799, 800, 830, 2024, 2025, 2026, 2059, 2065, 2090, 2117, 2121, 2122 and 2137; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing***

### BUSINESS ITEMS

8. ***Agriculture & Open Space Preservation Policy*** - receive update/report from the Policies & Procedures Committee and provide direction.
9. ***Broadband Services*** - consider LAFCO's role relating to broadband services and provide direction.

### CORRESPONDENCE

10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

### INFORMATIONAL ITEMS

11. Commissioner Comments and Announcements
12. Staff Announcements
  - CALAFCO Updates
  - Pending Projects
  - Newspaper Articles

### ADJOURNMENT

*Next regular LAFCO meeting – December 9, 2015 at 1:30 p.m.*

LAFCO STAFF REPORTS AVAILABLE AT [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)





Lou Ann Teixeira  
Executive Officer

10.8.c  
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229  
e-mail: LouAnn.Teixeira@lafco.cccounty.us  
(925) 335-1094 • (925) 335-1031 FAX

#### MEMBERS

Donald A. Blubaugh <i>Public Member</i>	Mary N. Piepho <i>County Member</i>
Federal Glover <i>County Member</i>	Rob Schroder <i>City Member</i>
Michael R. McGill <i>Special District Member</i>	Igor Skaredoff <i>Special District Member</i>
Don Tatzin <i>City Member</i>	

#### ALTERNATE MEMBERS

Candace Andersen  
*County Member*  
Sharon Burke  
*Public Member*  
Tom Butt  
*City Member*  
Stanley Caldwell  
*Special District Member*

## NOTICE AND AGENDA FOR LAFCO SPECIAL MEETING

### DISCUSSING A PROPOSED LAFCO AGRICULTURAL AND OPEN SPACE PRESERVATION POLICY

**DATE/TIME:** Monday, October 19, 2015, 10:00 AM

**PLACE:** Central Contra Costa Sanitary District Multipurpose Room  
5019 Imhoff Place, Martinez, CA

#### NOTICE

This meeting will not include audio or visual recording

**NOTICE IS HEREBY GIVEN** that there will be a joint meeting between the Contra Costa Local Agency Formation Commission and the Contra Costa Special Districts Association at which time the LAFCO Policies & Procedures Committee will explore the development of a LAFCO Agricultural and Open Space Preservation Policy.

If you wish to speak on an agenda item, please begin by stating your name and address for the record.

**American Disabilities Act Compliance:** LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094.

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#### AGENDA

1. Call to Order
2. Public Comment

Members of the public may address the Commission regarding items not scheduled for discussion as part of this Agenda.

#### DISCUSSION ITEM

3. **LAFCO Agricultural and Open Space Preservation Policy** – The LAFCO Policies & Procedures Committee (Commissioners Don Tatzin and Sharon Burke) will provide an update regarding the status of developing a LAFCO Agricultural & Open Space Preservation Policy and receive comments.
4. Adjournment

*Next regular LAFCO meeting – November 18, 2015 at 1:30 p.m.*



## **NOTICE AND AGENDA FOR REGULAR MEETING**

DATE/TIME: Wednesday, December 9, 2015, 1:30 PM

PLACE: Board of Supervisors Chambers  
651 Pine Street, Martinez, CA 94553

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### **American Disabilities Act Compliance**

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**As a courtesy, please silence your cell phones during the meeting.**

**Crime Prevention Specialist** 1d ago

Crime Prevention Specialist Carlye Slover from Contra Costa County Office of the Sheriff

Hello Contra Costa County Neighbors,

My name is Carlye Slover, Crime Prevention Specialist for the Office of the Sheriff. I am pleased to announce that I have joined the Community Services and Crime Prevention Unit. The overarching goal of the Community Services and Crime Prevention Unit is to inform, encourage and remind the public of crime prevention strategies that will reduce crime in our communities.

I have been employed with the Contra Costa County Office of the Sheriff for nearly two years and welcome this opportunity to improve the community and work with residents on preventing criminal activity. I will be establishing Neighborhood Watch groups in the community and providing crime prevention and safety tips. I am currently assigned to the following areas: Bay View, Crockett, Port Costa, El Sobrante, East Richmond Heights, Montalvin Manor, North Richmond, Rodeo, Rollingwood, and Tara Hills. These areas incorporate the Bay Station. The three additional stations within Contra Costa County are Delta Station, Muir Station and Valley Station.

Please note that Nextdoor is not the appropriate way to request emergency services, police services, to report criminal or suspicious activity, or to file a report, etc. If you require emergency services, or need to report a crime in progress, please call 9-1-1. If you wish to report a crime that occurred in the past, or wish to report suspicious activity, please call the Sheriff's Office non-emergency line, which is (925) 646-2441.

I look forward to connecting with you on Nextdoor and in person to help build stronger, safer neighborhoods throughout Contra Costa County. Please contact me for any information regarding crime prevention or establishing a Neighborhood Watch program.

Carlye Slover  
Crime Prevention Specialist  
Contra Costa County  
Office of the Sheriff  
(925) 313-2713  
[cslov@so.cccounty.us](mailto:cslov@so.cccounty.us)

**December 9, 2015 CONTRA COSTA LAFCO AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):  
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the November 18, 2015 regular LAFCO meeting

**SPHERE OF INFLUENCE/BOUNDARY CHANGES**

6. ***LAFCO 15-02 –West County Wastewater District (WCWD) Annexation 314 (Park Avenue)*** - consider proposed annexation of 21± acres (10 parcels) located on Park Avenue and Tisbury Lane in unincorporated Richmond. Also consider related actions under the California Environmental Quality Act. ***Public Hearing – Request to Continue***

**BUSINESS ITEMS**

7. ***Commissioner Terms*** - receive report regarding Commissioner terms of office for 2016 and provide direction.
8. ***2015 Legislative Wrap-up*** – receive report.

**CORRESPONDENCE**

9. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

**INFORMATIONAL ITEMS**

10. Commissioner Comments and Announcements
11. Staff Announcements
  - CALAFCO Updates
  - Pending Projects
  - Newspaper Articles

**CLOSED SESSION**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: Executive Officer

**ADJOURNMENT**

*Next regular LAFCO meeting – January 13, 2016 at 1:30 p.m.*

LAFCO STAFF REPORTS AVAILABLE AT [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)